LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



12 BATHURST ROAD, FOLKESTONE

£725,000 Freehold

In a prestigious West End location, minutes from Folkestone West Station, this handsome 3 reception room, 7 bedroom, Edwardian, semi-detached house now requires refurbishment but, with a wealth of original details, presents an opportunity to create an exceptional home with parking and garden. EPC E



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12 Bathurst Road,
Folkestone CT20 2NN

Entrance Hall, Sitting Room, Family Room, Dining Room, Kitchen, Utility Room, Cloakroom, Basement (2 rooms), First Floor Landing, Three Bedrooms, Bathroom, Shower Room, Cloakroom, Second Floor Landing, Four Bedrooms, Cloakroom, Gardens To Front and Rear, Parking

DESCRIPTION

This handsome Edwardian semi detached house is well situated within Folkestone s sought after West End. The property now requires relatively extensive refurbishment however, with a wealth of original details including joinery, fireplaces and architectural mouldings, presents an opportunity to create an exceptional home tailored to suit their own tastes and requirements. It is considered well worthy of any expenditure required and has been priced to reflect this.

The property exudes charm and character throughout the elegantly proportioned accommodation which includes a welcoming entrance hall leading to three well proportioned reception rooms and to the kitchen with it s adjoining utility room and cloakroom. Also accessible from the kitchen is the two room basement. There are seven bedrooms, all of a comfortable size, arranged over the first and second floors together with a bathroom, shower room and two cloakrooms.

To the front of the house there is ample off street parking and to the rear the secluded garden has the potential to provide a delightful environment in which to relax and entertain alfresco.

SITUATION

Bathurst Road is a particularly sought after location within Folkestone's highly regarded West End, an established residential area particularly prized for its attractive homes, proximity to the coast and excellent connections for London commuters.

The location is especially appealing to families, with Sandgate Primary School situated approximately 0.1 mile away, providing an exceptionally convenient option for younger children. The Folkestone School for Girls is also exceptionally close at approximately 0.3 mile away on Coolinge Lane. There is further excellent educational provision nearby, including The Harvey Grammar School, which is approximately 0.4 mile away, together with Morehall Primary School and other established primary schools within the surrounding area.

Beyond the immediate neighbourhood, the location combines the best of town and coast. The celebrated Leas promenade is within easy reach with beautiful coastal walks and spectacular views across the English Channel, whilst Folkestone's vibrant town centre, harbour arm and cosmopolitan Creative Quarter offer an impressive choice of boutique shops, cafés, restaurants, galleries and leisure facilities.

For commuters, the position is particularly attractive, with Folkestone West railway station approximately 0.25 mile away. The station provides High Speed services to London St Pancras, making the property especially appealing to those seeking a coastal lifestyle without compromising accessibility to the capital. Folkestone Central is also within easy reach, while the M20 provides convenient connections towards London, Canterbury and the wider Kent motorway network.

The accommodation comprises:

ENTRANCE VESTIBULE
Entered via a timber panelled, leaded and stained glass door, encaustic tiled floor, leaded and stained glass window to side, panelled and leaded door opening to:

ENTRANCE HALL
A generous space with polished timber floorboards, staircase to first floor with polished oak moulded handrail, square shaped banister rails and terminating in a block and turned newel post with acorn finial, deep moulded cornice, radiator, doors to:

SITTING ROOM
Polished timber floorboards, attractive painted timber fireplace surround with tiled insert and hearth, deep moulded cornice, three sash windows to front, radiator.

FAMILY ROOM
Polished timber floorboards, attractive timber fireplace surround with tiled insert, deep moulded cornice, bay with sash windows to front, radiator.

DINING ROOM
Polished timber floorboards attractive painted fireplace surround a tiled insert and hearth, deep moulded cornice, pair of sash windows flanking a timber panelled and glazed door with glazed fanlight above opening to and overlooking the rear garden, radiators.

KITCHEN
Range of base cupboards incorporating space and plumbing for dishwasher and integrated electric oven, square-edged worktops, inset with stainless steel sink and drainer with mixer tap and four burner gas hob, original built-in shelved storage cupboard to side of chimney breast, sash window to side, high level window to opposite side, radiator, door giving access to shelved **pantry** with leaded and stained glass window to side, door giving access to staircase to basement, door way and step down to:

UTILITY ROOM
Base cupboards with stainless steel sink and drainer with mixer tap, plumbing for washing machine, wall mounted gas fired boiler, tiled floor, double glazed window to rear, radiator, panelled and glazed door to side, door to:

CLOAKROOM
Low level WC with high level cistern, tiled floor, window to side, radiator.

BASEMENT
Comprising two rooms, both with radiators and one with a window to the side.

FIRST FLOOR LANDING
Staircase continuing to second floor, leaded and stained glass window to side, circular leaded and stained glass window to front, radiator, doors to:

BEDROOM
Painted timber fireplace surround with tiled insert and hearth, deep moulded cornice, pair of sash windows to front, radiator.

BEDROOM
Painted timber fireplace surround with tiled insert and hearth, deep moulded cornice, bay with sash windows to front, radiator.

BEDROOM
Painted fireplace surround with built in wardrobe cupboard to side, deep moulded cornice, bay with sash windows to rear overlooking the garden, radiator.

BATHROOM
Panelled bath with mixer tap and handheld shower, low level WC, pedestal washbasin, tiled splashback, wall light point, pair of sash windows to rear, radiator, door giving access to deep heated linen cupboard housing factory lagged hot water cylinder.

SHOWER ROOM
Tiled shower enclosure, low level WC, sash window to rear, radiator.





















CLOAKROOM
Low level WC, corner wash basin, obscured window to rear, radiator.

SECOND FLOOR LANDING
Leaded and stained glass window above stairwell to side, access to loft space, polished timber floorboards, doors to:

BEDROOM
Painted fireplace surround with built-in wardrobe cupboard to side, dormer with secondary glazed window to front, radiator.

BEDROOM
Painted fireplace surround with built-in wardrobe cupboard to side, secondary glazed window to front, radiator.

BEDROOM
Painted fireplace surround, dormer with secondary glazed window to rear, radiator.

BEDROOM
Sash window to rear, radiator.

CLOAKROOM
Low level WC, pedestal washbasin with mixer tap, sash window to rear, radiator.

OUTSIDE

FRONT GARDEN
The garden to the front of the property is set behind a close boarded timber panelled fence and mature evergreen hedge. It incorporates an area of lawn and driveway providing off-road parking for a number of vehicles. Side access can be gained to the:

REAR GARDEN
The garden to the rear of the property is enclosed by a combination of timber panelled fencing and mature evergreen hedging. It is laid mainly to lawn.

EPC Rating Band E

COUNCIL TAX
Band F approx. £3,689.86 (2026/27) Folkestone & Hythe District Council.

VIEWING
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**





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Bathurst Road, Folkestone

Approximate Gross Internal Area :-
Cellar :- 24.80 sq m / 267 sq ft
Ground Floor :- 100.52 sq m / 1082 sq ft
First Floor :- 88.63 sq m / 954 sq ft
Second Floor :- 73.43 sq m / 791 sq ft
Total :- 287.43 sq m / 3094 sq ft

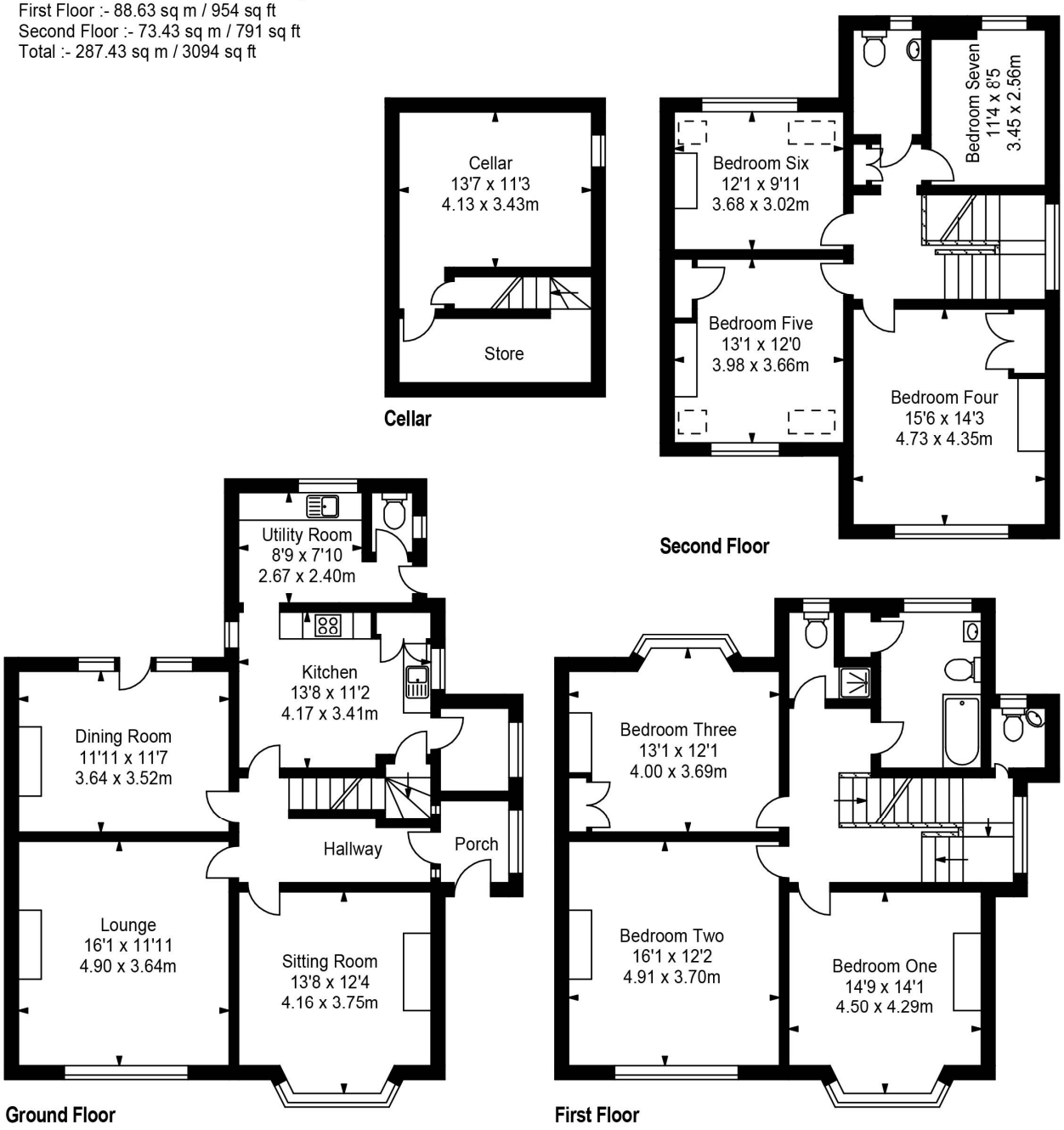


Illustration for identification purposes only, measurements are approximate, not to scale.
floor plan by: www.creativeplanetlk.com

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